



CC:

BUILDING DEPT. ☐
TOWN CLERK ☐

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session Date: SEPTEMBER 10, 2007
AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **JEFFREY DUNKO (07-48)** Request for 4 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed pool at 2518 Constitution Way (The Reserve) in an R-3 Zone **(77-7-18)**
2. **MC QUISTON/FROELICH (07-46)** As referred by Planning Board (see below) located 224 Pine Street in an R-4 Zone **(24-4-5 & 6)**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
		Lot 5 / Lot 6	Lot 5 / Lot 6
MIN. LOT AREA (Gross)	43560 sf	9000 / 17679**	34560 / 25881**
MIN. LOT WIDTH	125 ft	150 / 120**	- / 5 **
REQUIRED FRONT YARD	45 ft	11&36 / 25	34&9*** / 20***

PUBLIC HEARINGS:

3. **ELTON STANFORD (07-41)** Request for 9ft rear yard setback for existing shed at 20 Hudson Drive in an R-4 zone **(43-1-22)**
4. **INEZ COOPER (07-40)** Request for variance to permit a 6ft fence located between the principal building and the street at 2420 Settlers Ridge in an R-3 zone **(77-8-20)**
5. **STEVEN LARMON (07-42)** Request for variance to permit a 6ft fence located between the principal building and the street at 1 Doral Drive in an NC zone **(19-4-49)**
6. **MATTHEW ZALOGA (for Mazza)** Request for variance to permit 8 ft. fence for proposed tennis court at 1016 Forest Glen in an R-3 Zone **(89-6-10)**
7. **PETER MC LOUGHLIN (07-38)** Request for Interpretation and/or Use variance for Existing Single Family Dwelling with proposed addition and three kitchens at 502 Union Avenue in an R-4 Zone **(7-1-29)**
8. **MICHAEL PISACRETA (07-36)** Request for variance of:

EXISTING SHED: 5 ft. Side Yard Setback (300-11-A-1-B)
1 ft. 6 in. Rear Yard Setback (300-11-A-1-B)

EXISTING DECK: 30 ft. Rear Yard Setback (G-6)

All at 44 Keats Drive in an R-4 Zone **(75-1-21)**